

513617

RESTRICTIVE COVENANTS

1. Whereas, the undersigned, being the owner of certain real property, Township 50 North, Range 71 West, 6th P.M., Section 14: NW $\frac{1}{4}$ SE $\frac{1}{4}$, in Campbell County, Wyoming, and WHEREAS said owner desires to place certain restrictive covenants on said property and adjoining property, it is specifically intended that such limitations and restrictions shall constitute COVENANTS that shall be binding upon all future owners as well as all assigns and successors. These restrictions and limitations are intended for the purpose of keeping and maintaining desirable use of property and adjoining property, and to protect owners from offensive activities of their neighbors. (LEGAL ATTACHED)
2. TRASH COLLECTION: All rubbish, trash, and garbage shall be regularly removed from the properties, and shall not be allowed to accumulate thereon.
3. NOISE ABATEMENT: No owner shall cause or permit any person, machine or device to emit loud noises, other than equipment being used at reasonable hours for construction purposes of and for benefit of their own property, that unreasonably offends the peace and quiet of neighboring properties' occupants.
4. POLLUTION: Property shall not be used for any purpose that would result in the pollution of any waterway which flows through or nearby said property, being refuse, sewage, or other material that might tend to

pollute the waters thereof or otherwise impair the ecological balance or beauty of the surrounding lands. No natural drainage of waters shall be interfered with if such interference causes diversion of portions of same to flow onto adjoining properties.

5. SKIRTING: Any mobile home on premises shall be skirted within six (6) months of occupancy.
6. TRASH, DEBRIS, GARBAGE: No portion of the property shall be used or maintained as a dumping ground for rubbish, trash, garbage and other wastes. Trash, garbage and other wastes shall be kept in sanitary containers.
7. NO SALVAGE YARDS, COMMERCIAL FEED LOTS FOR DAIRIES shall be permitted.
8. LIVESTOCK AND PETS: In the event any owner or resident upon said property shall maintain livestock or pets, said owner shall be responsible for constructing such a fence as will restrain and keep same on his own property. EXCEPTION: No pigs allowed.
9. No more than one (1) unlicensed automobile or truck shall be allowed on any one property at any time unless stored inside.
10. NO BUILDING shall be located nearer than ten (10) feet to property line or adjoining roadways unless for storage purposes, and then no nearer than five (5) feet.
11. NO INDIVIDUAL SEWAGE disposal systems shall be

permitted unless such system be constructed in accordance with requirements of the State and County Regulations.

12. SEVERABILITY: Invalidation of any one or more of the covenants or conditions hereof, shall not affect in any manner the other provisions hereof, which shall remain in full force and effect.
13. DURATION: It is expressly understood and agreed that these Covenants are to run with the land and shall be binding on all parties and their successors for a period of five (5) years unless an instrument signed by a majority of the then owners of the subject lands has been recorded agreeing to change said Covenants in whole or part.
14. BUSINESS ACTIVITY: No business activity shall be conducted which creates any odor, dust, or noise which is a nuisance to any other property owner or occupants.
15. VIOLATIONS: Should it become necessary to take legal action for the enforcement of these covenants and restrictions, the party so violating the covenants and restrictions shall be liable for all attorney fees and costs.
16. ROADS: Each owner of a lot or lots shall maintain in good condition all roads dedicated by the official plat of said subdivision as a public road that are immediately adjacent to the lot owner's property, or pass through the property, regardless of destination or

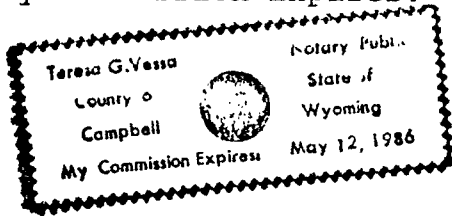
STATE OF WYOMING)
) ss.
County of Campbell)

The above and foregoing instrument was sworn to before me by John M. Daly, on this 21st day of June, 1982.

Witness my hand and official seal.

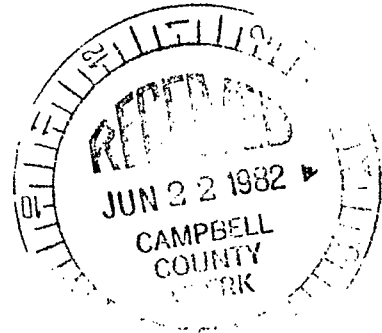
Teresa G. Vessa
Notary Public

My Commission Expires:



STATE OF WYOMING }
Campbell County } ss.

Filed for record this 22nd day of June A.D., 1982 at 4:02 o'clock P. M. and recorded in Book 619
of Photos on page 516 Fees \$ 12.25 **513617**
Virvan E. Addison RECORDED ✓
County Clerk and Ex-Officio Register of Deeds INDEXED ✓
By Deputy Connie Nannemann CHECKED ✓



RESTRICTIVE COVENANTS

Quail Meadows

519823

Subdivision

1. Whereas, the undersigned, being the owner of certain real property located in the SE $\frac{1}{4}$, SW $\frac{1}{4}$ and SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 14, Township 50 North, Range 71 West, 6th PM Subdivision in Campbell County, Wyoming, and WHEREAS said owner desires to place certain restrictive covenants on said property and adjoining property, it is specifically intended that such limitations and restrictions shall constitute COVENANTS that shall be binding upon all future owners as well as all assigns and successors. These restrictions and limitations are intended for the purpose of keeping and maintaining desirable use of property and adjoining property, and to protect owners from offensive activities of their neighbors. (LEGAL ATTACHED)
2. TRASH COLLECTION: All rubbish, trash, and garbage shall be regularly removed from the properties, and shall not be allowed to accumulate thereon.
3. NOISE ABATEMENT: No owner shall cause or permit any person, machine or device to emit loud noises, other than equipment being used at reasonable hours for construction purposes of and for benefit of their own property, that unreasonably offends the peace and quiet of neighboring properties' occupants.
4. POLLUTION: Property shall not be used for any purpose that would result in the pollution of any waterway which flows through or nearby said property, being

refuse, sewage, or other material that might tend to pollute the waters thereof or otherwise impair the ecological balance or beauty of the surrounding lands.

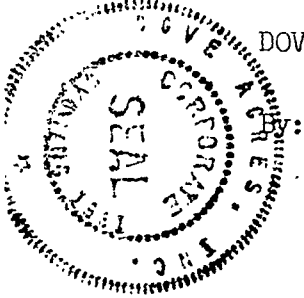
No natural drainage of waters shall be interfered with if such interference causes diversion of portions of same to flow onto adjoining properties.

5. SKIRTING: Any mobile home on premises shall be skirted within six (6) months of occupancy.
6. TRASH, DEBRIS, GARBAGE: No portion of the property shall be used or maintained as a dumping ground for rubbish, trash, garbage and other wastes. Trash, garbage and other wastes shall be kept in sanitary containers.
7. NO SALVAGE YARDS, COMMERCIAL FEED LOTS NOR DAIRIES shall be permitted.
8. LIVESTOCK AND PETS: In the event any owner or resident upon said property shall maintain livestock or pets, said owner shall be responsible for constructing such a fence as will restrain and keep same on his own property.
EXCEPTION: No pigs allowed.
9. No more than one (1) unlicensed automobile or truck shall be allowed on any one property at any time unless stored in an enclosed building.
10. NO BUILDING shall be located nearer than ten (10) feet to property line or adjoining roadways unless for storage purposes, and then no nearer than five (5) feet.

11. NO INDIVIDUAL SEWAGE disposal system shall be permitted unless such system be constructed in accordance with requirements of the State and County Regulations.
12. SEVERABILITY: Invalidation of any one or more of the covenants or conditions hereof, shall not affect in any manner the other provisions hereof, which shall remain in full force and effect.
13. DURATION: It is expressly understood and agreed that these Covenants are to run with the land and shall be binding on all parties and their successors for a period of five (5) years from May 1, 1982, after which time said covenants shall automatically be extended for successive periods of five (5) years unless an instrument signed by a majority of the then owners of the subject lands has been recorded agreeing to change said Covenants in whole or part.
14. BUSINESS ACTIVITY: No business activity shall be conducted which creates any odor, dust, or noise which is a nuisance to any other property owner or occupants.
15. VIOLATIONS: Should it become necessary to take legal action for the enforcement of these covenants and restrictions, the party so violating the covenants and restrictions shall be liable for all attorney fees and costs.

16. MUTUAL MAINTENANCE: Each owner shall share pro-rate, i.e., constructing a legal fence if wanted by any adjoining owner. If any owner shall keep animals he shall keep fences in such condition as to prevent those animals from roaming upon the lands of others.
17. TIRES; Tires or any other unsightly material shall not be placed on top of any home or other buildings.
18. SIGNS: Only signs which advertise the sale or rental of living units within the subdivision shall be permitted without approval of the landowners association.
19. STORAGE: No tanks for the storage of gas, fuel, oil or other matter shall be erected, placed, or permitted on any lot. The exceptions are water storage tanks and propane tanks such as those provided by the gas companies for fuel for mobiles, etc. No service yards or storage areas shall be permitted on any lot or other portion of property without the landowners association's approval.
20. WILDLIFE: It is the responsibility of each lot owner within the subdivision to protect their plants, shrubs, garden vegetables, and other foliage from being eaten by the indigenous wildlife of the area. Damage to such foliage shall not be the liability of Quail Meadows Subdivision, any other lot owner, or the Wyoming Game and Fish Department.
21. HUMAN REMAINS: No human remains may be buried on a lot or any part thereof or any of the common areas of this subdivision.

DATED this 11TH day of OCTOBER, 1982.



DOVE ACRES INC.

Robert N. Baker
Robert N. Baker

Melvin M. Hollabaugh
President Melvin M. Hollabaugh

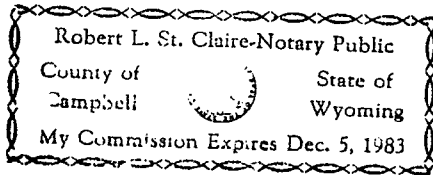
Renee C. Baker
Renee C. Baker

Betty M. Hollabaugh
Secretary Betty M. Hollabaugh

STATE OF WYOMING)
COUNTY OF CAMPBELL) ss.

The above and foregoing instrument was sworn to before me by Dove Acres Inc.- Robert N. Baker, Renee C. Baker, Melvin M. Hollabaugh-President and Betty M. Hollabaugh on this 11th day of October, 1982. .
Secretary

Witness my hand and official seal.



Robert L. St. Claire
Notary Public

My commission expires: December 5, 1983.

WEST FOURTH STREET ASSOCIATES

By:

John M. Daly
Power of Attorney

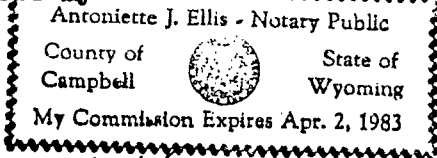
STATE OF WYOMING

ss.

COUNTY OF CAMPBELL

The foregoing instrument was acknowledged before me this 8th day of September, 1982, by John M. Daly, P.O.A. for West Fourth Street Associat.

Witness my hand and official seal:



Antoniette J. Ellis
Notary Public

My commission expires: _____

C. H. Davis

and Elma Davis
Elma Davis

STATE OF WYOMING

ss.

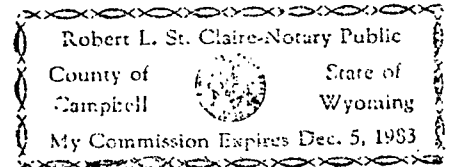
COUNTY OF CAMPBELL

The foregoing instrument was acknowledged before me this 7 day of September, 1982, by C. H. and Elma Davis.

Witness my hand and official seal:

Robert L. St. Claire
Notary Public

My commission expires: 12/5/83



Milton O. Schiermeister and Norma M. Schiermeister

Milton O. Schiermeister

Norma M. Schiermeister

STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL)

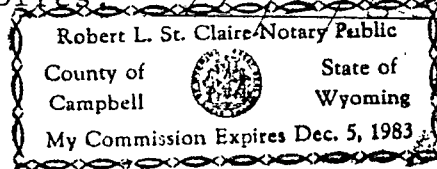
The foregoing instrument was acknowledged before me this 11th day of September, 1982, by Milton O. and Norma M. Schiermeister.

Witness my hand and official seal:

Robert L. St. Claire

Notary Public

My commission expires: 12/31/83



STATE OF WYOMING)
Campbell County) ss.

Filed for record this 21st day of October A.D., 19 82 at 3:04 o'clock P.M. and recorded in Book 642
of Photos on page 565 Fees \$ 16.75

Sivian E. Addison
County Clerk and Ex-Officio Register of Deeds

RECORDED
ABSTRACTED ✓
INDEXED ✓
CHECKED ✓

By Deputy Robert L. St. Claire

519823